

## **An Overview of Daviess County's 2011 Annual Trending May 2, 2011**

The following steps were taken to conduct the 2011 annual trending in Daviess County:

### **Step 1: Calculation of New Land Values**

New land values were calculated for 2008. For residential property, land values were held constant for 2009, 2010, and 2011. For commercial and industrial properties, land values generally stayed consistent between January 1, 2006 and March 1, 2010, and no updates were implemented.

### **Step 2: Calculation of New Residential Factors & Residential Studies**

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. As such, when the preliminary ratio study indicated that the majority of parcels in residential classes still were within assessment level and uniformity standards, those assessments were not changed. Neighborhood factors were adjusted in neighborhoods 015002, 015003, 015004, 009001, 017006, 017002, 017005, 017004, 017001, and 016001.

### **Step 3: Updated Commercial & Industrial Improvement Values**

Nexus Group 2011 cost tables were implemented in Daviess County for 2011 trending. Additionally, the depreciation year was also updated to 3/1/2011. This depreciation change resulted in value changes for commercial and industrial parcels that are not maximized on depreciation at 80%. Additionally, reassessment and other field work have potentially changed the value of individual parcels.

**\*\*Please note that the period of time from which sales were used for this ratio study was from 1/1/2010 to 2/28/2011. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant industrial property in Daviess County, even going back to 2002, no additional sales data was yielded. Further, there are no additional sales for vacant commercial properties, and the 2006 and 2007 sales that were used in the past have all had use changes or no longer exist. As a result, establishing statistical measures for this property class are not possible. Additionally, the ratio study file contains a list of all valid sales that upon further review were found to actually be invalid. These sales are located at the bottom of each worksheet tab for each property class type.**